



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**

June 14, 2019

Ryan Flacco
1212 6th Street, NE
Washington, DC 20002

RE: 1212 6th Street, NE (Lot 0050 Square 0828) – The Property - Determination Letter

Dear Mr. Flacco:

This letter is to confirm the substance of discussions with my office on January, 2019 regarding the proposed development at the Property for conversion of a single family dwelling into a flat and a third floor addition. I would like to memorialize these discussions regarding the proposed redevelopment of the Property in the subject RF-1 zone.


The following items were discussed during your meeting with my staff:

1. Proposed new entry to the basement/cellar from Florida Ave (front of house), as long as the walkway to the entry is less than five (5) feet wide.
2. A proposed terrace at the 1st floor level with a cellar room below can be built out from the front of the house to the property line (facing Florida Ave) as long as the terrace is less than five (5) feet above grade at the center of the existing front of the house.
3. The proposed terrace can be built to the existing property line with approval of DDOT, if it is beyond the Building Restriction Line (BRL) and less than five (5) feet above grade.
4. Proposed four (4) feet deep two (2) story addition can be added on 6th Street (side yard) or to property line as long as they stay within the property line and within the 60% maximum lot coverage, 58.5% is proposed. (Backyard setback does not apply to pop-outs toward 6th Street).
5. Proposed new 3rd story can be the entire length and width of the footprint of the existing two (2) story house, no setbacks are required from the existing rooftop.

6. A roof deck does not require setbacks as long as it is bounded by a maximum of a four (4) foot parapet.
7. The proposed stairs to deck is permitted with a roof hatch at the deck level as long as the hatch is not higher than four (4) feet when opened.
8. The height of a building with a flat roof shall be measured from the BHMP to the highest point of the roof excluding parapets and balustrades not exceeding four (4) ft. in height, therefore a structure, including roof deck could be higher than thirty five (35) feet, as long as the roof is not above forty (40) feet.
9. AC Unit can be placed in the existing non-conforming back yard, not exceeding four (4) feet in height.

Accordingly, when a building permit is filed for, I will approve the permit for this property consistent with the above presented zoning criteria and compliance information.

Please let me know if you have any further questions.

Sincerely, 
Matthew Le Grant
Zoning Administrator

Attachments: Preliminary Drawings – dated 2-10-19

Zoning Technician: Daniel Calhoun

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

File: Det Let re 1212 6th Street, NE to Flacco on June 14, 2019